

**DISTRICT VI ADVISORY BOARD
AGENDA**

**Monday
October 4, 2004
7:00 p.m.**

**Evergreen Recreation Center
2700 N. Woodland
Lounge Clubroom**

The District VI Advisory Board Meeting was held at 7:00 P.M. at Evergreen Recreation club lounge room. In attendance were, ten (10) District Advisory Board Members, one (1) District Advisory Board youth representative, four (4) city staff, and sixteen (16) citizens. Approximately 31 individuals were in attendance.

Members Present

Paul Daemen
Rosalie Bradley
Jaya Escobar
Dick Rumsey
Maurine Willis
Bickley Foster
Annie Best
Bob Schreck
Sandra Whittington
Bob Wine – alternate
Garrett Harmon – youth representative

Member Absent

Gil Gutierrez

Guests

Listed at end

Staff

Listed at end

First Pro-Tem Dick Rumsey called the meeting to order at 7:06 p.m. and welcomed guests. DAB members were asked to introduce themselves and state their representation on the board.

Approval of Minutes

The minutes for September 13th were approved with the following amendments.

(Whittington/Daemen 9-0)

- Linda Matney was not listed as being present
- Page 6 under Neighborhood reports: **Member Foster's** correct statement is the 21st Street Business Association has considered undertaking a marketing study of the two proposals for the 21st business area west of Broadway. One proposal is to make a 5-lane road through this area with no parking on the side. It has also been discussed to have two lanes going eastbound with parallel parking and two lanes westbound with parking to form an island would be created with bump outs, which would reduce the area needed for pedestrian crossing. The effects of these proposals on businesses in the area are still being studied. **Member Foster** added that the area to the south of this would be an international market area with indoor and outdoor shopping, a defined architectural theme and music. He further said that this project should be finalized by December 22nd after going before the MAPC, Sedgwick County Commission and Wichita City Council. **Member Foster** also gave an update on the railroad tracks at 29th Street. He stated that the switching yard would not close off 29th Street. Since the railroad is not allowed to stop within 500 feet of traffic, they will lose 1000 feet of switching guards. Plan B is to move the switching yard to the east on the north side of 21st street.

Approval of Agenda

The agenda was approved as submitted (**Foster/Willis 9-0**)

Public Agenda

1. **Scheduled Items**-No members of the public requested to speak.
2. **Off-Agenda Items**- No issues were requested to discuss.

STAFF PRESENTATIONS

3. **Community Police Report**

Sgt. McDonald 3rd Shift 48 Beat officer said Community Police were working on pro-active enforcement for the prostitution that is taking place on North Broadway. Officers are also working in Middle and Elementary schools teaching youth about gangs. Graffiti continues to be spray painted on buildings. We are having a problem with drag racing at 33rd & Ohio and 34th & Webb streets. Also, the officers are now working 4-10 hr. shifts and seems to be working well. The 10 hr. shift split officer's shifts and allows them out to meet more people plus cutting down on overtime wages. Feel free to contact me if needed at Patrol North 688-9500.

***** **Action Taken:** Receive and file

PLANNING

4. **CON2004-00034**

The *District VI Advisory Board (DAB)* considered a Conditional Use for ancillary parking for adjoining proposed office building located South of Central and west of Waco.

The DAB Members were provided the public notice and MAPD staff comments for review prior to the meeting. **Dale Miller**, Planner presented the case and reviewed the staff recommendation with members and the public.

The agent, Terry Smythe stated the intent for no landscaping is because the remaining property to the west of Waco is City of Wichita property. I believe some landscaping could be done on the north side along Central at Waco.

There was no public opposition to this request.

The DAB member's comments were: 1) Are there apartments located on the North side of this subject property; 2) Would there be any landscaping; 3) what were the reason's for waiving the landscape; 4) is the City of Wichita selling just this strip of land and 5) with a new building and improvements of the streets this property needs landscaping. Responses were provided to the questions and concerns.

***** **Action Taken:** Motion to recommend **APPROVAL** (**Foster/Whittington 10-0**) of conditional use based on staff recommendations and to include landscaping on the North side of property along Central and Waco.

5. **CUP2004-00031**

The *District VI Advisory Board (DAB)* considered an Amendment to River Bend Shopping Center Community Unit Plan, North of 21st Street North and west of Hood

The DAB Members were provided the public notice and MAPD staff comments for review prior to the meeting. **Dale Miller**, Planner presented the case and reviewed the staff recommendation with members and the public.

The agent, *Bob Kaplan* stated 1) the subject property has been a site of contention due to the prior owner's events in past year's, this applicant should not be penalized because of this; 2) the DAB Agenda request was stated wrong; 3) the applicants want to host neighborhood dances two Saturdays a month for this facility only; 4) the facility would be open only from 9 p.m. - 2 a.m.; 5) each facility event will need state approval for catering and 6) if the amendment is not approved the applicants are licensed to sell liquor and operate as a cabaret, meaning they could be open every night of the week.

Four people were present to speak in opposition of the request for the CUP amendment. Also presented to City staff during the meeting was a petition with 27 signatures also opposing the request. Reasons for opposition are as follows: 1) residents have lived for the past seven (7) years with an illegal zoned nightclub/dancehall in the neighborhood; 2) gunshots, fights in the parking lot, loud music from the club, loud music from vehicles in the parking lot, squealing tires and public urination due to the nightclub/dancehall activities; 3) the same proprietor of the El Tequila club located at the Twin Lakes shopping center with many of their own problems including a deadly shooting; and 4) this type of facility should not be located where residents are raising their families.

The DAB member's comments were: 1) what is this site zoned; 2) is alcohol being dispensed and is music being played now; 3) if the amendment is not approved what are the applicants planning on doing; 4) if this applicant opens for 2 Saturday's a month would that allow another tenant in the CUP be able to open for the remaining 28 days; 5) have they had this same type of request for other facilities; 6) what is the capacity of the building related to the fire code and why is the owner limiting themselves to only two Saturday's a month for operating the facility. Responses were provided to the questions and concerns.

***** **Action Taken:** Motion to **Deny** (8-1 Willis/Bradley and 1 Best abstain) amendment to CUP based on staff recommendation.

6. **ZON2004-00050**

The *District VI Advisory Board (DAB)* considered a Zone change from "SF-5" Single Family Residential to "NO" Neighborhood Office located West of Amidon and 34th Street north.

The DAB Members were provided the public notice and MAPD staff comments for review prior to the meeting. **Dale Miller**, Planner presented the case and reviewed the staff recommendation with members and the public.

The applicants, *Del and Becky Hanneman* stated 1) they have notified the residents of the area of their request; 2) their intent is for a CPA office to be placed at the location; 3) they plan to gut and remodel the residence with no changes to the outside structure; 4) they agree with the staff recommendation except on the provision for the Protective overlay #4- they were not able to obtain the easement from the property to the south to serve as a main point of access and #8 the only signage they want is a 2x2 ft sign located near entrance from Amidon.

Dale Wheeler, resident directly across from property requested for zone change opposes the request due to 1) Access to subject property is from Amidon Street- decrease value of homes and 2) the entire block providing access to subject property is a dirt road-increasing traffic and associated problems-dust, potholes, ruts and mud.

The DAB member's comments were: 1) what will be the access to the property; 2) is this property on sewer or septic system; 3) how long was the property used as a residence; 4) If the applicants lived at this residence would they qualify for home occupation license and 5) could be possible that Amidon would be paved soon cutting down on the dust problem. Responses were provided to the questions and concerns.

***** **Action Taken:** Motion to recommend APPROVAL (8 Best/Willis-2Foster/Whittington) of zone change request based on staff recommendations.

7. **Transportation Enhancement - Historic 13th Street Bridge over the Little Arkansas River**

Scott Logan, Traffic Engineer discusses the process for applying for TEA-21 monies for enhancements for the historic 13th street bridge along the Arkansas River including background and history of the bridge. **Logan** asked DAB members to recommend and support this project of applying for the funding. This is a Federal project that the 13th street bridge meets all criteria. The city will continue with a yearly \$100,000 maintenance operation fund for the bridge.

Member Daemen asked if the project could take place while North High School is out of school during the summer. Logan responded something like that could be looked at doing.

***** **Action Taken:** Approval to recommend City Council authorize staff to submit the application. To include the project be done during the summertime.
(Bradley/Best 10-0)

8. **Proposed Downtown arena**

George Fahnestock, Wichita Downtown Development Corporation discussed the proposed downtown arena giving background history on the Kansas Coliseum, which was built in 1977. The coliseum is not ADA compliant and is in need of renovation. There are two options being presented so voters can decide which option is best for them. Option 1 is if you vote no on the arena, then the Kansas Coliseum will be renovated for \$55 million dollars with an increase in property tax that could last for 20 years. Option 2 is vote yes and receive a new Downtown arena that will be funded by a temporary 1-cent sales tax only for 30 months per state law.

Mr. Fahnestock continued by saying the synergy of an arena centered on Hotels, Motels, Clubs and restaurants is a great addition to the City of Wichita bringing in new economic development and jobs.

The following are DAB members questions/comments asked about the arena: *Responses in Italics*

- Ice Sports rink, Exploration Place and Greyhound Park losing money; Is this going to be the same? *Downtown arena will be built from in city contractors.*
- Does the city own property in the general area for the Arena? *Yes.*
- Will some business be shut down? *Yes some, but will be dealt fairly.*
- \$20 million operation set aside is only for the Arena and the escrow only for coliseum pavilions? *Yes*
- Is this to be a County and not City facility? *Correct.*

Kathy Dittmer, Riverside Citizens Association stated Exploration Place is not funded from City monies.

- If the arena is approved what happens to the Coliseum? *The County will redefine the Mission for the coliseum but not for the pavilions, as they can continue to be used.*
- Can we continue to use the coliseum? *Yes, \$5 million to keep open and use.*
- I want to know what are the events to take place at the arena?
- I have a small business and with money spent around the Arena it will be viable. I know people who drive to other cities for concerts.
- Is Century II- to be upgraded and enhanced to go along with all the updating?
- How can you guarantee 30 months for the sales tax? *Cannot be extended.*

***** **Action Taken:** Receive and file

BOARD AGENDA

9. **Problem Properties**

DAB Members were told to contact the neighborhood assistant for any problem properties.

*******Recommended Action:** Receive and propose appropriate action.

10. **Neighborhood Reports**

Delano: will be holding their Fall Festival from 12 – 5, October 10th. WIN will have a booth

Historic Midtown Tour: Along Backbay will be the homes to be toured.

WIN Neighborhood University: will be held on Oct. 23rd at the. Law Training Center-

Benjamin Hills: Will hold a candidate forum on Oct. 5th.

***** **Action Taken:** Receive and file

UPDATES FROM THE COUNCIL MEMBER

Council Member Fearey was not present

With no further business to discuss the meeting adjourned at 9:45 p.m.

GUESTS

Kathy Dittmer	823 Litchfield, Riverside Citizens
Ken Thomas	2300 N. Broadway, 21 st Street Business
Berle Willis	3834 Woodrow
Ruby Contreras	2345 Garland
Amelia Ornelas	2359 Garland
Leslie & Leonard Hicks	2230 Cardinal Dr. Benjamin Hills
Maggie & Dale Wheeler	3446 Amidon
Phil & Alison Brown	3424 N. Amidon
Aaron Blasé	2302 N. Hood
Henry H. Blasé	1601 Lynnhurst
Leon Salazar	2358 Garland
Twyla Love	2338 Hood
George Fahnestock	DDC

Staff

Sgt. T. McDonald	Patrol North
Dale Miller	Planning
Scott Logan	Traffic Engineer
Terri Dozal	Neighborhood Assistant

Respectfully Submitted,

Terri Dozal
6th District Neighborhood Assistant